Karen Johnson Davidson County
Batch# 707009 DEEDWARR
08/30/2021 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,253.93
20210830-0116608

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

LEAH MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-06-2025

W-SB-S-21-5740

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Griffin	New owner	
(NAME) **5740 Amalie Dr**	(NAME) SAME	**161-11-0F-029.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL BARTHA, SINGLE, AND MATTHEW BARTHA, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN GRIFFIN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 29 on the Condominium Plat, Townhomes of Brentwood of record in Book 9700, page 990, said Register's Office for Davidson County, Tennessee, to which plan of reference is made for a more complete description thereof.

Being the same property conveyed to Michael Bartha and Matthew Bartha, tenants in common with the right of survivorship by Warranty Deed from Jean M. Rollins, an unmarried person of record in Instrument No. 20170620-0061927 Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 20, 2017.

This conveyance is subject to:

- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 9700, Page 990, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Townhomes of Brentwood of record in Book 11629, Page 850 amended in Instrument Number 20000215-0015334, Instrument Number 20010626-00674542, in Instrument Number 20020205-0015877, and Instrument No. 20010626-0067542 and Scrivener's Affidavit recorded in Instrument No. 20150106-0001449, Register's Office for Davidson County, Tennessee.
- Charter of the Homeowner's Association of record in Book 11629, Page 845 and in Instrument Number 20000215-0015333, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20131209-0124881, in the Register's Office for DavidsonCounty, Tennessee.
- Dedication/ Conveyance of Common Area of record in Instrument Number 20000215-0015335, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11629, Page 885, in the Register's Office for Davidson County, Tennessee.
- Transmission Lines Easement of record in Book 2335, Page 221, Book 2338, Page 222 and Book 2338, Page 223, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 5753, Page 913, in the Register's Office for Davidson County, Tennessee.
- Water Mains and Appurtenances Easements of record in Book 6310, Page 961, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5740 Amalie Dr, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 27th DAY OF AUGUST, 2021.

Michael Bartha

Matthew Bartha by Michael Bartha Attorney-in-fact

Matthew Bartha by Michael Bartha
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL BARTHA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL BARTHA, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MATTHEW BARTHA, and who acknowledged he/she/they executed the same as the free act and deed of the said MATTHEW BARTHA.

Witness my hand and official seal, this the 27th of August, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, John A. Bell Jr, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 27 2021 (date of document).

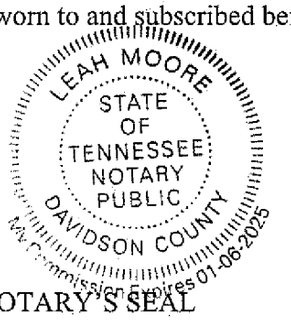
Regina Sullo
Affiant Signature

August 27, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27 day of August, 2021.



NOTARY'S SEAL

Leah Moore
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025